

**INDIANA HOUSING FINANCE AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2003A-C Round**

**PROJECT NAME:** Whitley Meadows Apartments

**SITE LOCATION:** South of 990 and 992 E. Hanna Street  
Columbia City, IN 46725  
Whitley COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Whitley Crossings Neighborhood Corporation  
Katherine Fleck  
107 N. Walnut Street  
Columbia City, IN 46725  
(260) 244-7688

**PRINCIPALS:** Whitley Meadows Apartments, Inc,  
Indiana Capital Fund for Housing

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 2  
50% of AMI: 11  
40% of AMI: 5  
30% of AMI: 3  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 8  
Two bedroom: 12  
Three bedroom: 1  
Four bedroom: 0  
Total units: 21

<b>TOTAL PROJECTED COSTS:</b>	<b>\$1,937,250.00</b>	<b>COST PER UNIT:</b>	<b>\$92,250.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$145,400.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$145,400.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$300,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$300,000.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-008</b>		
<b>BIN:</b>	<b>IN-03-01700</b>	<b>HOME FUNDS AWARD #:</b>	<b>CH-003-007</b>
<b>TRUST FUNDS AWARD#:</b>			

**SET ASIDE:** Development Location - Rural

**COMMENTS:** This development is within walking distance of the YWCA, the public library, a city park and an elementary school. Additionally, six units will be set aside for persons with disabilities

R=Rehabilitation  
A/R=Acquisition/Rehabilitation  
NC=New Construction

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**2003A-C Round**

<b>PROJECT NAME:</b>	<b>Main Street Commons</b>		
<b>SITE LOCATION:</b>	<b>635 E. Main Street Greenwood, IN 46143 Johnson COUNTY</b>		
<b>PROJECT TYPE:</b>	<b>NC</b>		
<b>APPLICANT/OWNER:</b>	<b>Zion Properties, LLC Martin V. Shrader 500 E Ohio Street, Suite 110 Indianapolis, IN 46204 (317) 655-7174</b>		
<b>PRINCIPALS:</b>	<b>Main Street Commons Holdings, LLC, SunAmerica Affordable Housing</b>		
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
<b>60% of AMI:</b>	<b>15</b>	<b>Efficiency:</b>	<b>0</b>
<b>50% of AMI:</b>	<b>36</b>	<b>One bedroom:</b>	<b>34</b>
<b>40% of AMI:</b>	<b>15</b>	<b>Two bedroom:</b>	<b>36</b>
<b>30% of AMI:</b>	<b>4</b>	<b>Three bedroom:</b>	<b>0</b>
<b>Market Rate:</b>	<b>0</b>	<b>Four bedroom:</b>	<b>0</b>
		<b>Total units:</b>	<b>70</b>
<b>TOTAL PROJECTED COSTS: \$6,080,783.00</b>		<b>COST PER UNIT:</b>	<b>\$81,868.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$460,469.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$460,469.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-012</b>		
<b>BIN:</b>	<b>IN-03-01100</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Special Housing Needs -Elderly</b>		
<b>COMMENTS:</b>	<b>This elderly development will feature an exercise facility, library, computer facility, and a beauty parlor.</b>		

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**INDIANA HOUSING FINANCE AUTHORITY**  
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**2003A-C Round**

**PROJECT NAME:** R.A. Streb Complex

**SITE LOCATION:** Angling Road, West of State Road 3  
Kendallville, IN 46755  
Noble COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Kendallville Housing Authority  
Melanie Hart  
240 Angling Road  
Kendallville, IN 46755  
(260) 347-1091

**PRINCIPALS:** Kendallville Housing Finance Corporation,  
Indiana Capital Fund for Housing - I, L.P.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 3  
50% of AMI: 15  
40% of AMI: 6  
30% of AMI: 0  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 23  
Two bedroom: 1  
Three bedroom: 0  
Four bedroom: 0  
Total units: 24

<b>TOTAL PROJECTED COSTS:</b>	<b>\$1,679,877.00</b>	<b>COST PER UNIT:</b>	<b>\$69,974.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$131,480.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$126,186.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$170,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$150,000.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-002</b>		
<b>BIN:</b>	<b>IN-03-01200</b>	<b>HOME FUNDS AWARD #:</b>	<b>HM-003-011</b>
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>General</b>		

**COMMENTS:** This elderly development will provide residents with pharmacy delivery, beauty services, and transportation.

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**INDIANA HOUSING FINANCE AUTHORITY**  
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**PROPOSED DEVELOPMENT SUMMARY**

**2003A-C Round**

**PROJECT NAME:** Riverfront Apartments

**SITE LOCATION:** 1390 Fairfield Avenue  
Brookville, IN 47012  
Franklin COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Brookville Properties, LP  
Henry A. Olynger Jr.  
5278 East 600 South  
Marion, IN 46953  
(765) 674-3074

**PRINCIPALS:** 515 Properties, LLC,  
The Summit Group

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 7  
50% of AMI: 26  
40% of AMI: 11  
30% of AMI: 6  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 18  
Two bedroom: 24  
Three bedroom: 8  
Four bedroom: 0  
Total units: 50

**TOTAL PROJECTED COSTS:** \$2,461,596.00      **COST PER UNIT:** \$47,657.00

**RHTCs REQUESTED:** \$78,506.00      **RHTCs RECOMMENDED:** \$78,506.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003A-C-021

**BIN:** IN-03-01300      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Preservation

**COMMENTS:** This development will utilize Rural Development Funding.

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**INDIANA HOUSING FINANCE AUTHORITY**  
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**2003A-C Round**

**PROJECT NAME:** Lange Apartments

**SITE LOCATION:** 1401 Lafayette Avenue  
Terre Haute, IN 47804  
Vigo COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** HCI Property Development - Lange Apartments,  
LP  
Rick Crawley  
620 Eighth Avenue  
Terre Haute, IN 47804  
(812) 231-8275

**PRINCIPALS:** HCI Property Development Organization, Inc,  
Galen Goode

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 12  
50% of AMI: 29  
40% of AMI: 12  
30% of AMI: 3  
Market Rate: 0

**UNIT MIX**

Efficiency: 28  
One bedroom: 0  
Two bedroom: 28  
Three bedroom: 0  
Four bedroom: 0  
Total units: 56

<b>TOTAL PROJECTED COSTS:</b>	<b>\$3,979,545.00</b>	<b>COST PER UNIT:</b>	<b>\$69,992.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$314,117.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$314,117.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$300,000.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$300,000.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-039</b>		
<b>BIN:</b>	<b>IN-03-01000</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>	<b>TF-03-03</b>		
<b>SET ASIDE:</b>	<b>Special Housing Needs - Persons with a disability</b>		

**COMMENTS:** 100% of the units in this development will be set aside for special needs population.

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**2003A-C Round**

<b>PROJECT NAME:</b>	<b>Cameron Court II Apartments</b>
<b>SITE LOCATION:</b>	<b>10635 Seiler Road New Haven, IN 46774 Allen COUNTY</b>
<b>PROJECT TYPE:</b>	<b>NC</b>
<b>APPLICANT/OWNER:</b>	<b>Herman &amp; Kittle Properties, Inc. Jeffrey L. Kittle 737 E. 86th Street Indianapolis, IN 46240 (317) 255-3111</b>
<b>PRINCIPALS:</b>	<b>Cameron Court II-New Have, L.P., SunAmerica Affordable Housing Partners</b>
<b><u># OF UNITS AT EACH SET ASIDE:</u></b>	<b><u>UNIT MIX</u></b>
<b>60% of AMI:</b>	<b>Efficiency:</b>
<b>50% of AMI:</b>	<b>One bedroom:</b>
<b>40% of AMI:</b>	<b>Two bedroom:</b>
<b>30% of AMI:</b>	<b>Three bedroom:</b>
<b>Market Rate:</b>	<b>Four bedroom:</b>
	<b>Total units:</b>
<b>TOTAL PROJECTED COSTS: \$5,184,159.00</b>	<b>COST PER UNIT: \$67,354.00</b>
<b>RHTCs REQUESTED: \$385,204.00</b>	<b>RHTCs RECOMMENDED: \$385,204.00</b>
<b>HOME FUNDS REQUESTED: \$0.00</b>	<b>HOME FUNDS RECOMMENDED: \$0.00</b>
<b>TRUST FUNDS REQUESTED: \$0.00</b>	<b>TRUST FUNDS RECOMMENDED: \$0.00</b>
<b>APPLICANT NUMBER: 2003A-C-030</b>	
<b>BIN: IN-03-00300</b>	<b>HOME FUNDS AWARD #:</b>
<b>TRUST FUNDS AWARD#:</b>	
<b>SET ASIDE: Lowest Income</b>	
<b>COMMENTS: This development will feature a pool, playground, private balconies, and walk-in closets.</b>	

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**2003A-C Round**

**PROJECT NAME:** Canterbury House Apartments - Mann Road

**SITE LOCATION:** 5500 Mills Road  
Indianapolis, IN 46221  
Marion COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Herman & Kittle Properties, Inc.  
Jeffrey L. Kittle  
737 E. 86th Street  
Indianapolis, IN 46240  
(317) 255-3111

**PRINCIPALS:** Canterbury House-Mann Road, LLC,  
SunAmerica Affordable Housing Partners, Inc.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 7  
50% of AMI: 80  
40% of AMI: 33  
30% of AMI: 18  
Market Rate: 18

**UNIT MIX**

Efficiency: 0  
One bedroom: 18  
Two bedroom: 80  
Three bedroom: 42  
Four bedroom: 16  
Total units: 156

<b>TOTAL PROJECTED COSTS:</b>	<b>\$11,880,063.00</b>	<b>COST PER UNIT:</b>	<b>\$69,750.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$750,000.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$750,000.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-029</b>		
<b>BIN:</b>	<b>IN-03-00400</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Development Location - Large City</b>		

**COMMENTS:** This development will feature a clubhouse, pool, walk-in closets, private entrances to each unit, and credit counseling services on-site.

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**PROPOSED DEVELOPMENT SUMMARY**

**2003A-C Round**

**PROJECT NAME:** Franklin Greens Village

**SITE LOCATION:** Upper Shelbville Road  
Franklin, IN 46131  
Johnson COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Rouse & Associates  
Elizabeth K. Rouse  
PO Box 21986  
Lexington, KY 40522  
(859) 260-1200

**PRINCIPALS:** Rouse & Associates,

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 7  
50% of AMI: 38  
40% of AMI: 16  
30% of AMI: 9  
Market Rate: 4

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 41  
Three bedroom: 24  
Four bedroom: 9  
Total units: 74

**TOTAL PROJECTED COSTS:** \$6,699,178.00      **COST PER UNIT:** \$86,138.00

**RHTCs REQUESTED:** \$486,660.00      **RHTCs RECOMMENDED:** \$459,913.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003A-C-037

**BIN:** IN-03-00700      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Development Location - Small City

**COMMENTS:** This development will consist of duplexes with individual parking with single-car garages. Additionally, homeownership training programs will be offered in the community building.

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**2003A-C Round**

**PROJECT NAME:** The Pillars

**SITE LOCATION:** East of 3110 S. LaFountain Street  
Kokomo, IN 46902  
Howard COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Howard Community Hospital  
Nicola Scott  
3500 South LaFountain  
Kokomo, IN 46902  
(765) 453-8529

**PRINCIPALS:** Pillars Community Housing Inc,  
an affiliate of IN Capital Funding for Housing

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 0  
50% of AMI: 0  
40% of AMI: 0  
30% of AMI: 25  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 25  
Two bedroom: 0  
Three bedroom: 0  
Four bedroom: 0  
Total units: 25

<b>TOTAL PROJECTED COSTS:</b>	<b>\$2,561,345.00</b>	<b>COST PER UNIT:</b>	<b>\$95,083.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$205,588.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$205,588.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$300,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$300,000.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-015</b>		
<b>BIN:</b>	<b>IN-03-01500</b>	<b>HOME FUNDS AWARD #:</b>	<b>HM-003-010</b>
<b>TRUST FUNDS AWARD#:</b>			

**SET ASIDE:** Special Housing Needs - Persons with a disability

**COMMENTS:** This development will serve individuals and households that include an individual with a diagnosed chronic or mental illness.

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**INDIANA HOUSING FINANCE AUTHORITY**  
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**PROPOSED DEVELOPMENT SUMMARY**

**2003A-C Round**

**PROJECT NAME:** Gas City School Apartments

**SITE LOCATION:** 400 E. South A Street  
Gas City, IN 46933  
Grant COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** Gas City Historical Society  
Jerry Long  
517 E. North D Street  
Gas City, IN 46933  
(765) 674-1428

**PRINCIPALS:** Subsidiary of Gas City Historical Society,  
CSC Real Estate Advisors, Inc

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	6	Efficiency:	0
50% of AMI:	10	One bedroom:	13
40% of AMI:	3	Two bedroom:	6
30% of AMI:	0	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	19

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$2,228,606.00</b>	<b>COST PER UNIT:</b>	<b>\$94,434.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$147,683.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$145,586.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$120,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$93,300.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$64,000.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$64,000.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-004</b>		
<b>BIN:</b>	<b>IN-03-00800</b>	<b>HOME FUNDS AWARD #:</b>	<b>HM-003-009</b>
<b>TRUST FUNDS AWARD#:</b>	<b>TF-03-02</b>		
<b>SET ASIDE:</b>	<b>Special Housing Needs -Elderly</b>		
<b>COMMENTS:</b>	<b>This development will rehabilitate the Gas City East Ward School, which was originally built in 1894, into housing for elderly residents.</b>		

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**2003A-C Round**

**PROJECT NAME:** Historic Jeff Centre

**SITE LOCATION:** 610 N. 9th  
Lafayette, IN 47901  
Tippecanoe COUNTY

**PROJECT TYPE:** AR

**APPLICANT/OWNER:** Lafayette Neighborhood Housing Services, Inc.  
Patricia E. Stephenson  
1119 Ferry Street  
Lafayette, IN 47901  
(765) 423-1284

**PRINCIPALS:** Historic Jeff Centre, Inc or LLC,  
Indiana Capital Fund for Housing

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 12  
50% of AMI: 38  
40% of AMI: 16  
30% of AMI: 4  
Market Rate: 4

**UNIT MIX**

Efficiency: 6  
One bedroom: 60  
Two bedroom: 8  
Three bedroom: 0  
Four bedroom: 0  
Total units: 74

<b>TOTAL PROJECTED COSTS:</b>	<b>\$9,247,716.00</b>	<b>COST PER UNIT:</b>	<b>\$89,097.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$644,997.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$644,997.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-019</b>		
<b>BIN:</b>	<b>IN-03-00900</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Qualified Not-for-profit</b>		

**COMMENTS:** This development will turn the old Lafayette Jefferson High School, built in 1912, into 74 units of housing for elderly residents.

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**PROPOSED DEVELOPMENT SUMMARY**

**2003A-C Round**

**PROJECT NAME:** Towne Village Apartments

**SITE LOCATION:** Martin Street, North of State Road 6  
Ligonier, IN 46767  
Noble COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Region 3A Development & RPC  
David Koenig  
217 Fariview Blvd.  
Kendallville, IN 46755  
(260) 347-4714

**PRINCIPALS:** To be formed wholly-owned of Region 3A,  
CSC Real Estate Advisors, Inc.

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 3  
50% of AMI: 15  
40% of AMI: 6  
30% of AMI: 4  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 14  
Two bedroom: 14  
Three bedroom: 0  
Four bedroom: 0  
Total units: 28

<b>TOTAL PROJECTED COSTS:</b>	<b>\$1,968,249.00</b>	<b>COST PER UNIT:</b>	<b>\$69,724.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$159,938.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$157,833.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$150,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$118,812.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$96,200.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$96,200.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-003</b>		
<b>BIN:</b>	<b>IN-03-01600</b>	<b>HOME FUNDS AWARD #:</b>	<b>HM-003-012</b>
<b>TRUST FUNDS AWARD#:</b>			

**SET ASIDE:** Special Housing Needs -Elderly

**COMMENTS:** This elderly development will offer library material coordination, developmental disabilities assistance, elder care/health services, grocery and health/beauty aid delivery, and transportation.

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**PROPOSED DEVELOPMENT SUMMARY**

**2003A-C Round**

**PROJECT NAME:** Stones Greens Village

**SITE LOCATION:** Cadogan Drive at Stones Crossing Road West  
Stones Crossing, IN 46143  
Johnson COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Rouse & Associates  
Elizabeth K. Rouse  
PO Box 21986  
Lexington, KY 40522  
(859) 260-1200

**PRINCIPALS:** Rouse & Associates,

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 11  
50% of AMI: 38  
40% of AMI: 16  
30% of AMI: 9  
Market Rate: 0

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 37  
Three bedroom: 28  
Four bedroom: 9  
Total units: 74

**TOTAL PROJECTED COSTS:** \$7,120,731.00      **COST PER UNIT:** \$85,847.00

**RHTCs REQUESTED:** \$479,575.00      **RHTCs RECOMMENDED:** \$476,001.00

**HOME FUNDS REQUESTED:**      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003A-C-035

**BIN:** IN-03-01400      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** Development Location - Rural

**COMMENTS:** Each family residing in the development will be given the opportunity to participate in an on-site organized program to assist them in achieving the ultimate goal of homeownership.

R=Rehabilitation  
A/R=Acquisition/Rehabilitation  
NC=New Construction

**INDIANA HOUSING FINANCE AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2003A-C Round**

**PROJECT NAME:** Deer Chase Apartments

**SITE LOCATION:** Southeast Corner of SR 238 and Marilyn  
Noblesville, IN 46220  
Hamilton COUNTY

**PROJECT TYPE:** NC

**APPLICANT/OWNER:** Olynger, Cardinal & Stone Development  
James M. Wilson  
6251 N Winthrop Ave.  
Indianapolis, IN 46220  
(317) 610-4105

**PRINCIPALS:** OCS Deer Chase, LLC,  
Sun America

**# OF UNITS AT EACH SET ASIDE:**

60% of AMI: 7  
50% of AMI: 74  
40% of AMI: 31  
30% of AMI: 16  
Market Rate: 16

**UNIT MIX**

Efficiency: 0  
One bedroom: 0  
Two bedroom: 76  
Three bedroom: 52  
Four bedroom: 16  
Total units: 144

**TOTAL PROJECTED COSTS:** \$12,443,738.00      **COST PER UNIT:** \$79,470.00

**RHTCs REQUESTED:** \$750,000.00      **RHTCs RECOMMENDED:** \$750,000.00

**HOME FUNDS REQUESTED:** \$0.00      **HOME FUNDS RECOMMENDED:** \$0.00

**TRUST FUNDS REQUESTED:** \$0.00      **TRUST FUNDS RECOMMENDED:** \$0.00

**APPLICANT NUMBER:** 2003A-C-033

**BIN:** IN-03-00600      **HOME FUNDS AWARD #:**

**TRUST FUNDS AWARD#:**

**SET ASIDE:** General

**COMMENTS:** This development will feature a pool, playground, picnic area, sports court, exercise room, and a computer room/business center.

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**INDIANA HOUSING FINANCE AUTHORITY**  
**RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM**  
**PROPOSED DEVELOPMENT SUMMARY**

**2003A-C Round**

**PROJECT NAME:** Colonial Park

**SITE LOCATION:** 4421 E. Washington, 56 S. Linwood, 55 S.  
Linwood  
Indianapolis, IN 46201  
Marion COUNTY

**PROJECT TYPE:** R

**APPLICANT/OWNER:** Partners in Housing Development Corporation  
Frank Hagaman  
630 N. College, Suite 302  
Indianapolis, IN 46204  
(317) 633-1861

**PRINCIPALS:** Partners in Housing,  
Frank Hagaman

<b><u># OF UNITS AT EACH SET ASIDE:</u></b>		<b><u>UNIT MIX</u></b>	
60% of AMI:	0	Efficiency:	0
50% of AMI:	0	One bedroom:	80
40% of AMI:	0	Two bedroom:	26
30% of AMI:	106	Three bedroom:	0
Market Rate:	0	Four bedroom:	0
		Total units:	106

  

<b>TOTAL PROJECTED COSTS:</b>	<b>\$6,856,300.00</b>	<b>COST PER UNIT:</b>	<b>\$63,267.00</b>
<b>RHTCs REQUESTED:</b>	<b>\$457,300.00</b>	<b>RHTCs RECOMMENDED:</b>	<b>\$457,293.00</b>
<b>HOME FUNDS REQUESTED:</b>	<b>\$300,000.00</b>	<b>HOME FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>TRUST FUNDS REQUESTED:</b>	<b>\$0.00</b>	<b>TRUST FUNDS RECOMMENDED:</b>	<b>\$0.00</b>
<b>APPLICANT NUMBER:</b>	<b>2003A-C-023</b>		
<b>BIN:</b>	<b>IN-03-00500</b>	<b>HOME FUNDS AWARD #:</b>	
<b>TRUST FUNDS AWARD#:</b>			
<b>SET ASIDE:</b>	<b>Preservation</b>		
<b>COMMENTS:</b>	<b>100% of the units in this development will be serving residents at 30% or below area median income.</b>		

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